

043.A

0002

0107.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
662,400 / 662,400

USE VALUE:

662,400 / 662,400

ASSESSED:

662,400 / 662,400


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
107		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #: 107

Owner 1: TAVILLA CYNTHIA S

Owner 2:

Owner 3:

Street 1: 107 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PARADISO JEFF D & KIM -

Owner 2: -

Street 1: 107 WEBSTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 2248 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7555																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	659,400	3,000		662,400		
							250882
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

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Entered Lot Size	Parcel ID	043.A-0002-0107.0
		!14840!
		PRINT
Date	Time	12/11/20 04:38:16
		LAST REV
Date	Time	05/13/19 10:23:31
		danam
		14840
		ASR Map:
		Fact Dist:
		Reval Dist:
		Year:
		LandReason:
		BldReason:
		CivilDistrict:
		Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	649,100	3000	.		652,100	652,100	Year End Roll	12/18/2019
2019	102	FV	577,200	3000	.		580,200	580,200	Year End Roll	1/3/2019
2018	102	FV	508,700	3000	.		511,700	511,700	Year End Roll	12/20/2017
2017	102	FV	462,400	3000	.		465,400	465,400	Year End Roll	1/3/2017
2016	102	FV	462,400	3000	.		465,400	465,400	Year End	1/4/2016
2015	102	FV	426,100	3000	.		429,100	429,100	Year End Roll	12/11/2014
2014	102	FV	405,900	3000	.		408,900	408,900	Year End Roll	12/16/2013
2013	102	FV	405,900	3000	.		408,900	408,900		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
PARADISO JEFF D	59525-223	7/16/2012	425,000 No No
ABETE CORP	39638-128	6/20/2003	385,000 No No

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/6/2018	1843	Re-Roof	12,600	C				
9/12/2008	1136	Manual	10,539					attic re-model

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	Measured	DGM	D Mann
6/9/2004	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAUPE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc:	# Units:
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 2
	Baths: 1	HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1924
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.11708188
Const Adj.:	0.98000199
Adj \$ / SQ:	322.949
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.02999997
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	810084
Depreciation:	150676
Depreciated Total:	659408

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	332.64	
Special Features:	0	Val/Su Net:	293.33	
Final Total:	659400	Val/Su SzAd	293.33	

PARCEL ID

043.A-0002-0107.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X9	A	AV	1924	30.43	T	40	102			3,000			3,000

More: N Total Yard Items: 3,000 Total Special Features: Total: 3,000



AssessPro Patriot Properties, Inc